

**Planning Board Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: October 13, 2005 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

**MANCHESTER PLANNING BOARD  
PUBLIC HEARING/LIMITED BUSINESS MEETING  
Thursday, October 13, 2005 – 6:00 p.m.  
City Hall, Third Floor, Aldermanic Chambers**

**I. PUBLIC HEARING:**

**Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed)**

**(Continued from September 08, 2005):**

1. SP-25-2005 Property located at 25 Lakeside Drive, an application for site plan approval for the construction of a 2,650 sq. ft. restaurant with drive-through component and parking – Anagnost Investments, Inc.

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With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the staff that the Planning Board *accept* the applications, and conduct a Public Hearing.

A motion would be in order to **ACCEPT** the following **CURRENT APPLICATIONS**:

2. S-30-2005 Property located at 1312 Candia Road, an application to subdivide property by adjusting boundary lines, without creating new lots – Daniel Young for Halyna Sorensen
3. S-44-2005 Property located at 79 Carl Drive, an application to subdivide property to create a 1.5 acre industrial building lot – Joseph M. Wichert for 79 Carl Drive LLC
4. S-45-2005 Property located at 101 Huse Road, an application to subdivide property to create one (1) new single family building lot – Joseph Wichert for Veronica Olkovikas
5. S-46-2005 Property located at 207 W. Mitchell Street, an application to subdivide property to create two (2), two-family building lots – Duval Survey for Pierre Peloquin and Dennis Proulx
6. S-48-2005 Property located on Sargent Road, an application to subdivide property by

- adjusting property lines, without creating a new lot – Joseph M. Wichert for HCH Real Estate Trust and Ronald Gosselin
7. SP-24-2004 Property located on Perimeter Road, an application to amend a site plan approval by adding 2,400 sq. ft. to a 6-bay hangar facility – CLD, Consulting Engineers for Manchester Airport and Aero-Hex Association
  8. SP-31-2005 Property located at 1070 Holt Avenue, an application for site plan approval for the construction of a 179,600 sq. ft. office/warehouse building – Keach-Nordstrom Assoc. for 1070 Holt Avenue LLC
  9. SP-32-2005  
PD-11-2005 Property located at 51 Sargent Road, an application to create a planned development by the construction of ten (10) buildings, and for site plan approval for the construction of approx. 80,610 sq. ft. of self storage and accessory office buildings - SFC Engineering Partnership for HCH Real Estate Trust
  10. SP-33-2005 Property located on Carl Drive, an application for site plan approval for the construction of an 8,200 sq. ft. veterinary hospital – Keach-Nordstrom Assoc. for Stenbak Design Assoc.
  11. CU-22-2005 Property located at 51 Sargent Road, an application for a conditional use permit for a reduction from the required number of parking spaces - SFC Engineering Partnership for HCH Real Estate Trust
  12. CU-24-2005 Property located at 375 Massabesic Street (TM 175-21), an application for a conditional use permit to renovate a portion of a building to a laundromat and dry cleaning drop-off business – Peter Burton for Lawson Family Trust
  13. CU-25-2005 Property located at 375 Massabesic Street (TM 175-21), an application for a conditional use permit for a reduction from the required number of parking spaces for the laundromat business – Peter Burton for Lawson Family Trust

## II. LIMITED BUSINESS MEETING:

14. S-30-2005 Property located at 1312 Candia Road, an application to subdivide property by adjusting boundary lines, without creating new lots – Daniel Young for Halyna Sorensen
15. SP-24-2004  
plan Property located on Perimeter Road, an application to amend a previous site approval by adding 2,400 sq. ft. to a 6-bay hangar facility – CLD, Consulting Engineers for Manchester Airport and Aero-Hex Association
16. S-45-2005 Property located at 101 Huse Road, an application to subdivide property to create one (1) new single family building lot – Joseph Wichert for Veronica Olkovikas
17. SP-31-2005 Property located at 1070 Holt Avenue, an application for site plan approval for the construction of a 179,600 sq. ft. office/warehouse building – Keach-

Nordstrom Assoc. for 1070 Holt Avenue LLC

18. CU-22-2005 Property located at 51 Sargent Road, an application for a conditional use permit for a reduction from the required number of parking spaces - SFC Engineering Partnership for HCH Real Estate Trust
19. CU-24-2005 Property located at 375 Massabesic Street (TM 175-21), an application for a conditional use permit to renovate a portion of a building to a laundromat and dry cleaning drop-off business – Peter Burton for Lawson Family Trust
20. CU-25-2005 Property located at 375 Massabesic Street (TM 175-21), an application for a conditional use permit for a reduction from the required number of parking spaces for the laundromat business – Peter Burton for Lawson Family Trust
21. Any other business items from Staff or Board.